

43-56

RK 7006PG 147

TRANSFER
TAX
PAID

WARRANTY DEED
023966

KNOW ALL MEN BY THESE PRESENTS, that BRAD C. GRANT of Waterville, County of Kennebec and State of Maine in consideration of One Dollar (\$1.00) and other valuable consideration paid by Matthew Cullen of Skowhegan, County of Somerset and State of Maine the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Matthew Cullen, his heirs and assigns forever, a certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

A certain lot or parcel of land situate in said Waterville and being Lot No. Twelve (12) on Plan of Rosemar Park as amended, made for L.N. Violette Co. Inc., April 1951, and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to the late Louis N. Violette by Lois E. Mann et al by deed of December 11, 1948, recorded in said Registry in Book 865, Page 131.

This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue, or within five (5) feet of either the east or west boundary line.
2. That no residences for more than two families will be built thereon.
3. That no trade or business will be carried on thereon.
4. That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind.
5. That no separate garage shall be built thereon larger than twenty (20) feet by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet.
6. That no dwelling house costing less than six thousand (\$6,000) dollars shall be built thereon.

Meaning and intending to convey the same premises conveyed to Brad C. Grant by deed of Judith Connolly aka Judy Connolly and Carolyn Vitalich by Warranty Deed dated September 11, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5734, Page 128.

Also another certain lot or parcel of land situate in said Waterville and being Lot No. Thirteen (13) on Plan of Rosemar Park as amended, made for L. N. Violette Co. Inc.,

43-56

3K 7006 PG 148

April 1951, and recorded in Kennebec County Registry of Deeds, to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to the late Louis N. Violette by Lois E. Mann et al by deed of December 11, 1948, recorded in said Registry in Book 865, Page 131.

This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue, or within five (5) feet of either the east or west boundary line.
2. That no residences for more than two families will be built thereon.
3. That no trade or business will be carried on thereon.
4. That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind.
5. That no separate garage shall be built thereon larger than twenty (20) feet by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet.
6. That no dwelling house costing less than six thousand (\$6,000) dollars shall be built thereon.

Meaning and intending to convey the same premises conveyed to Brad C. Grant by deed of Judith Connolly aka Judy Connolly and Carolyn Vitalich by Warranty Deed dated September 11, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5734, Page 128.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Matthew Cullen, his heirs and assigns, to them and their use and behoof forever.

AND I, Brad C. Grant do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises referenced as Lot 12 above; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

AND I, Brad C. Grant do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises referenced as Lot 13 above; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to

43-56

BK 7006PG 149

hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Brad C. Grant have hereunto set my hand and seal this 31st day of July 2002.

Signed, Sealed and Delivered
In the presence of

William P. Dubord
WITNESS

Brad C. Grant
BRAD C. GRANT

STATE OF MAINE
KENNEBEC, SS

JULY 31, 2002

Personally appeared the above named Brad C. Grant and acknowledged the foregoing instrument to be his free act and deed.

Before me,



William P. Dubord
Notary Public/Attorney at Law
WILLIAM P. DUBORD
Attorney At Law
Notary Public
My Commission Expires 6/26/2008

RECEIVED KENNEBEC SS.

2002 AUG -5 AM 9:00

ATTEST: Barbara L. Loring
REGISTERED CLERK